084.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	642,700 / 642,700
					USE VALUE:	642,700 / 642,700
					ASSESSED:	642,700 / 642,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		SUMMIT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DALES NATALIE
Owner 2:	
Owner 3:	
Street 1:	50 SUMMIT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAMERON WILLIAM A -
Owner 2:	-
Street 1:	302 ANDOVER ROAD
Twn/City:	BILLERICA
St/Prov:	MA Cntry:
Postal:	01821

NARRATIVE DESCRIPTION

This parcel contains 4,473 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Stucco Exterior and 1369 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4473.000	254,800		387,900	642,700
Total Card	0.103	254,800		387,900	642,700
Total Parcel	0.103	254,800		387,900	642,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.54 | /Parcel: 469.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 53051

GIS Ref

GIS Ref

Insp Date 10/26/18

!6875!

PREVIOUS ASSESSMENT

Parcel ID 084.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,800	0	4,473.	387,900	642,700	642,700	Year End Roll	12/18/2019
2019	101	FV	212,000	0	4,473.	382,400	594,400	594,400	Year End Roll	1/3/2019
2018	101	FV	212,000	0	4,473.	293,700	505,700	505,700	Year End Roll	12/20/2017
2017	101	FV	212,000	0	4,473.	277,100	489,100	489,100	Year End Roll	1/3/2017
2016	101	FV	212,000	0	4,473.	254,900	466,900	466,900	Year End	1/4/2016
2015	101	FV	199,600	0	4,473.	238,300	437,900	437,900	Year End Roll	12/11/2014
2014	101	FV	199,600	0	4,473.	219,500	419,100	419,100	Year End Roll	12/16/2013
2013	101	FV	199,600	0	4,473.	219,500	419,100	419,100		12/13/2012

PRINT

Date	Time
12/10/20	21:34:46

LAST REV

Date	Time
04/30/19	15:10:41

apro

PAT ACCT. 6875

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMERON WILLIAM	1240-88		7/27/2001	Family	379,900	No	No		
	783-107		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2015	424	Re-Roof	6,800					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
3/11/2009	Measured	372	PATRIOT
11/13/2001	MLS	MM	Mary M
5/13/2000	Inspected	270	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	264	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	53051
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4473		Sq. Ft.	Site		0	70.	1.24	6									387,934						387,900	

Total AC/HA: 0.10269 | Total SF/SM: 4473 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 387,934 | Spl Credit | Total: 387,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	4 - Vinyl	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	55000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369347
Depreciation:	114498
Depreciated Total:	254850

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

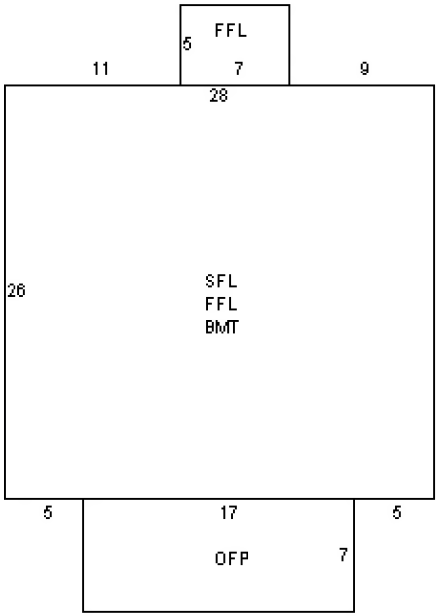
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	193.03
Special Features:	0	Val/Su Net:	116.35
Final Total:	254800	Val/Su SzAd	186.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	737	175.480	129,331
BMT	Basement	702	52.640	36,957
SFL	Second Floor	632	175.480	110,870
OFP	Open Porch	119	30.360	3,613

Net Sketched Area:	2,190			Total:	280,771
Size Ad	1368.7999	Gross Are	2260	FinArea	1369

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

084.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	